



2 Rawlinson Avenue, MARKET RASEN, LN7 6NQ

New £160,000



- Chain Free
- Corner Plot
- Ground Floor Shower Room
- En- Suite WC
- Gas Central Heating
- Vacant Possession
- Large Reception Room
- Three Bedrooms
- Off Road Parking

Bell Watson are pleased to market this semi detached property in a desired location of Caistor. The Property is situated on a private corner plot and briefly comprises entrance hall, large main reception room, fitted kitchen and shower room to the ground floor. The first floor provides three bedrooms with the front bedroom benefiting from an ensuite WC. There are larger than average gardens and brick outbuildings with double iron gates to the rear of the garden providing the option for off road parking.



## **LOCATION**

Caistor is a small market town located at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty which has plenty of local amenities including Chemist, Newsagents, Post Office, Doctors Surgery, Library & Heritage Centre, Supermarket and Public Houses. There are both Primary and Secondary Schools including Caistor Grammar School which is noted by OFSTED as outstanding. The local ports of Hull and Grimsby are close by, as is Humberside International Airport. There is also easy access to the M180 and other motorway links.

## **ACCOMMODATION**

Arranged over two floors and comprises.

## **ENTRANCE**

Enter the property via the composite front door into an entrance area with pendant light to ceiling, central heating radiator and carpeted stairs to the first floor. An internal door leads to the lounge

## **LOUNGE 6.90m (22' 8") x 4.59m (15' 1")**

A large and bright main reception room benefiting from three uPVC double glazed windows to the front, side and rear aspects, there are two central heating radiators and light fitting to the ceiling. A gas fire is situated within a feature brick surround and carpeted flooring. There is a large under stair storage space with light fitting, central heating radiator and gas combination boiler being approx 3/4 years old.

## **KITCHEN 3.36m (11' 0") x 2.89m (9' 6")**

Providing a range of wall and base units with wood effect worktops having tiled splash backs. There is a stainless steel sink sits under a uPVC double glazed window to the side aspect. There is an under counter recess with plumbing for a washing machine, space for a free standing cooker, a central heating radiator, strip light to the ceiling and cushion flooring. There is an internal door leading to the shower room and uPVC external door to the rear garden.

## **SHOWER ROOM**

A fully tiled shower room benefits having a walk in shower cubicle providing a mains shower, a pedestal wash basin and low flush WC. There are two uPVC obscure double glazed windows to the rear aspect, two light fittings and access to roof space to the ceiling, two central heating radiators and cushion flooring.

## **FIRST FLOOR**

A carpeted landing with uPVC double glazed window to the side elevation, a pendant light and loft access to the ceiling.

## **DOUBLE BEDROOM ONE 4.07m (13' 4") x 3.14m (10' 4")**

Having a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator, carpeted flooring and internal door to the en-suite WC.

## **EN-SUITE WC**

Having a close coupled WC and wall mounted sink with chrome taps. There is a pendant light to the ceiling and cushion flooring.

## **DOUBLE BEDROOM TWO 3.64m (11' 11") x 2.69m (8' 10")**

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring. There is a built in cupboard housing the hot water tank.

## **BEDROOM THREE 2.58m (8' 6") x 2.23m (7' 4")**

With a uPVC double glazed window to the side elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **OUTSIDE**

The property is situated on a large corner plot being fully enclosed via established hedges and conifers. There is a path surrounding the perimeter of the property with the front garden mainly laid to lawn. The garden wraps around the side of the property and continues to the rear where you will find multiple well maintained flowerbeds, a patio and a brick outbuilding with timber doors and a uPVC double glazed window providing two store rooms. There is a dropped kerb with double iron gates at the top of the garden providing the option for off road parking.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **FIXTURES AND FITTINGS**

Light fittings and floor coverings are to be included within the sale of the property.

## **COUNCIL TAX**

The Council Tax is Band A as confirmed by West Lindsey Council.





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